

# STOCK BROKER BUYS FINE APARTMENT

**Harry Raymond New Owner of \$600,000 Property at Broadway and 89th Street.**

## DEMAND FOR HOUSES

**dwellings Principal Realty sold—Cloak House Plans Lofts.**

There is plenty of evidence to be found in current real estate trading that men of great means are returning to real estate as an investment field for a considerable part of their surplus funds. During the last few months the names of a number of prominent men whose financial well-being have been seen as buyers in recent property transfers have come into strong supporters of the market. A few years ago, but have been doing well in reality since the recent depression. Last week Harry Raymond of Raymond, Rybman & Co., who has called attention to the unusual opportunities in New York real estate, for a notable investment by purchasing a spacious apartment house in the best part of the Broadway apartment district. He is the buyer of the Belvedere Apartments Corporation, at 37 West Twenty-ninth street, space to Diamond & Mandel; at 1161 Broadway to Michael E. Jacobs, Joseph Hechtman and David Tischler; at 221 Fourth avenue space to Philip Reinhart, and with Cuthbert & Lipschutz the loft at 80-W West Ninth street to the Tip Top Waist and Dress Company.

Cross & Brown Company has leased the entire building at 514 West Fifty-third street to the Chadwick Delameter Company, a part of the Metropolitan Electric Lamp Company, space in 245-249 West Fifty-ninth street to King Car Corporation, A. J. Pheard & Co., Hersh & Frank, Vititska and Sharer Patent Top Company; third floor at 423 Fourth avenue to Henry Podjedemic; loft at 318 Sixth Avenue to Hahn, Elmer and Isidor Schwartz, and with Herbert and Mollie Mayers Zwibelson to Mollie Mayers Zwibelson.

Please & Elliman have leased to the Schulte Cigar Company for a long term a third floor group of spaces at 2831 Third Avenue, between 188th and 190th streets, where the lessee will open a branch establishment.

**OCEAN FRONT HOME SITES.**

**Auction Sale to Close Out Seashore Lots at Belle Harbor.**

Another shore front sale will be held next Saturday, July 15, at 10 a. m. at 215 Franklin Street, L. I., by P. D. who will sell the lots to be disposed of by the Belle Harbor Realty Company on the premises, has entered into agreement with the realty company that the offering is to be absolute and unconditional.

The ocean and beach front lots to be bid for are all that remain unsold of the lengthy frontage between Beach 126th and 131st streets, extending to within three-eighths of a mile of the beach. The lots are mostly sea-side playgrounds, located between Neponsit and Rockaway Point. All the remaining ocean frontage at Belle Harbor is held in block and half block ownerships.

Fifty-five of the sixteen seven lots to be sold are located directly on the beach and ocean frontage, with fifteen others adjoining in the side streets. In addition there are several desirably located building sites to be sold in Bay Channel Drive, Cranston and Newport avenues, the latter the route of the trolley line from the railroad station at Rockaway Park.

**NEW SANDS POINT CLUB.**

Pell & Tibbits have sold for the Seaman Estate the Sands Point Hotel property, which will be used in connection with a new Country and Beach Club that is being formed at Sands Point.

**SITE FOR GREAT NECK HOME.**

Kehoe & Gillar have sold to Oscar Houston of Great Neck Estates a plot of one and a quarter acres situated on the Woddy farm, now owned by General Harrison. The property fronts on the Great Neck road, near Old Mill road, and was sold for \$7,500. Mr. Houston will erect a home on the site.

**GRACE GETS POLO FIELD.**

Long Island will have one of the best polo fields in this country if plans that are now promulgated are carried into effect. A deal has been consummated between George Russell Gracie takes title to a field of 30 acres opposite his estate at Old Westbury. The property has a frontage on three of the main traffic arteries of that section, and there is ample room not only for a polo field, but for tennis or grand stands for players. The small tract of woodland on the property will be removed. The consideration is in the neighborhood of \$50,000.

**BROKER BUYS RYE ESTATE.**

Robert A. Sherman has sold for Henry E. Duncan of the Mutual Life Insurance Company, 100 Madison Avenue, Rye, N. Y., consisting of a modern home, garage and stable, and three and one-third acres of land to E. Norman Nichols, a member of the New York Stock Exchange.

**BUYS HUDSON RIVER HOMESITE.**

The Estates of Tappan Zee announces the sale of a plot at Riverside Drive and Harvey, a plot of 100x100 feet, one-half acre, bounded by Morris Avenue, 2nd Street and White Plains. Mr. Strickland's plot directly faces the Hudson River and is close to the Phillips' Manor Club.

**BIG NASSAU COUNTY TAX SALE.**

One thousand parcels of property in the county of Nassau, valued at \$1,200,000, and comprising the property tax bill, will be sold Saturday at the County Court House at Mineola by George H. Goodale, clerk of the Board of Supervisors. The title to the properties was passed to the towns of the county at recent tax sales and the commonwealths will guarantee the titles at the coming sale.

**TALL LOFT FOR 29TH ST.**

**Clothes Room to Spend \$165,000 on New Project.**

A twelve story loft and store building has been planned for the property at 125-127 West Twenty-ninth street, a plot 40x100, built in 1911, by the 45 West Twenty-ninth Street Company, which is composed of members of the firm of L. M. Phillips, suit manufacturers on West Thirty-third street. The building will cost \$165,000. Sommers & Steckler are the architects.

**100,000 BRONX OFFICE BLDG.**

A Bronx office building four stories high will be erected at the northeast corner of Courtland avenue and 149th street by Samuel E. Jacobs from plans by Emilie Levy.

**HOMES FOR 84 BRYKIN FAMILIES.**

Twenty-three story apartments are to be erected on the plot, 300x100, on the east side of Fort Hamilton Avenue near Gravesend Avenue. The buildings are being designed by Thomas Bennett and will cost about \$70,000. They will accommodate forty-eight families.

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**LEASE IN TWO BUILDINGS.**

**Petticoat Firm Rents Space Covering Entire Block Front.**

Hill & Stern have leased in the new building being erected at the northwest corner of Madison Avenue and Thirty-first street the entire fourth floor, containing the entire block front, the fourth floor in the new building adjoining at the corner of Madison Avenue and Thirty-second street, making a total space of 22,000 square feet. The lessees are Lewis Hurwitz & Co., petticoat makers now on Twenty-first street, who have taken a long term lease at a rental of \$60,000.

Harris & Vaughan have leased for a term of years the second floor of the building at 33-35 West Forty-sixth Street to the Windsor Furniture Company.

Warran street the top lot to the Mitchell Boworth Company, the first loft to Lucian Knapp and the store, basement and sub-basement to Jude Reiter for a term of years.

Adrienne, a woman, leased the store at 458 Sixth Avenue, near Thirty-ninth street, to Tina Hirsch for ladies' wear.

Carstein & Linnekin have leased the ninth floor at 126 Fifth Avenue to Finer Bros.; part of the eighth floor at 35 Second Avenue to the French Musical Publishing Corporation, at 37 West Twenty-ninth street space to Philip Reinhart, and with Cuthbert & Lipschutz on Sunday. This is one of the two buildings, and was taken by Mr. Raymond directly from the builder, Jacob Avioli.

The Roekery Investment Company is the nominal owner of the building in the best part of the Broadway apartment district. He is the buyer of the Belvedere, at the southeast corner of Broadway and Eighty-ninth street, sale of which was made on Sunday. This is one of the two buildings, and was taken by Mr. Raymond directly from the builder, Jacob Avioli.

Henry St. 225, 23x100—\$61,000. June 14, 1916, 10 a. m. 21st Street, 27th Street, Title Guarantee & Co., 176 Broadway.

RIVINGTON ST. 25-27, s. w. 25-1 Allen St.—105 Horowitz to Annie Rosen.

CHRISTIE ST. 180, w. 175 n. Rivington St.—\$25,000. June 14, 1916, 10 a. m. 21st Street, 27th Street, Title Guarantee & Co., 176 Broadway.

STANTON ST. n. w. n. Norfolk St.—\$25,000. June 14, 1916, 10 a. m. 21st Street, 27th Street, Title Guarantee & Co., 176 Broadway.

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## TRANSACTIONS RECORDED.

### TRANSFERS.

(With name and address of lender and attorney, if any, and name of omitted address party of first part.)

DOWNTOWN.

(South of Fourteenth st.)

HENRY ST. 225, 23x100—\$61,000. June 14, 1916, 10 a. m. 21st Street, 27th Street, Title Guarantee & Co., 176 Broadway.

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